143.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	736,000 / 736,000
					USE VALUE:	736,000 / 736,000
					ASSESSED:	736,000 / 736,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRILLING DAVID S
Owner 2:	YEFIMOVA-TRILLING NATALIA
Owner 3:	
Street 1:	25 COOLIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HEGARTY PATRICK D JR -
Owner 2:	HEGARTY MARY E -
Street 1:	25 COOLIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1658 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6633.000	290,300		445,700	736,000
Total Card	0.152	290,300		445,700	736,000
Total Parcel	0.152	290,300		445,700	736,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.91 /Parcel: 443.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 92544
GIS Ref:
GIS Ref:
Insp Date: 02/08/17

!11084!

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	290,300	0	6,633.	445,700	736,000		Year end	12/23/2021
2021	101	FV	281,700	0	6,633.	445,700	727,400		Year End Roll	12/10/2020
2020	101	FV	281,700	0	6,633.	495,200	776,900	776,900	Year End Roll	12/18/2019
2019	101	FV	231,400	0	6,633.	464,200	695,600	695,600	Year End Roll	1/3/2019
2018	101	FV	231,400	0	6,633.	383,800	615,200	615,200	Year End Roll	12/20/2017
2017	101	FV	228,900	0	6,633.	352,800	581,700	581,700	Year End Roll	1/3/2017
2016	101	FV	228,900	0	6,633.	321,900	550,800	550,800	Year End	1/4/2016
2015	101	FV	215,900	0	6,633.	315,700	531,600	531,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:52:31

LAST REV

Date	Time
06/03/20	10:46:05
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 11084

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEGARTY PATRICK	69097-358		4/4/2017		725,000	No	No		
WEIN CAROL/ETAL	28032-101		12/30/1997		267,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	808	Alterati	300	C				
5/23/2017	600	New Wind	24,000	C				
5/9/2017	531	Renovate	5,000	C				
7/19/2001	496	Re-Roof	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/30/2018	SQ Returned	MM	Mary M
2/8/2017	Measured	DGM	D Mann
1/21/2009	Meas/Inspect	372	PATRIOT
1/8/2000	Inspected	197	PATRIOT
11/23/1999	Mailer Sent		
10/15/1999	Meas/Inspect	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	92544
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6633		Sq. Ft.	Site		0	80.	0.84	9			Ledge	-10					445,674						445,700	

Total AC/HA:	0.15227	Total SF/SM:	6633	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	445,674	Spl Credit		Total:	445,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99890995
Adj $ / SQ:	182.051
Other Features:	73750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394478
Depreciation:	104142
Depreciated Total:	290336

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

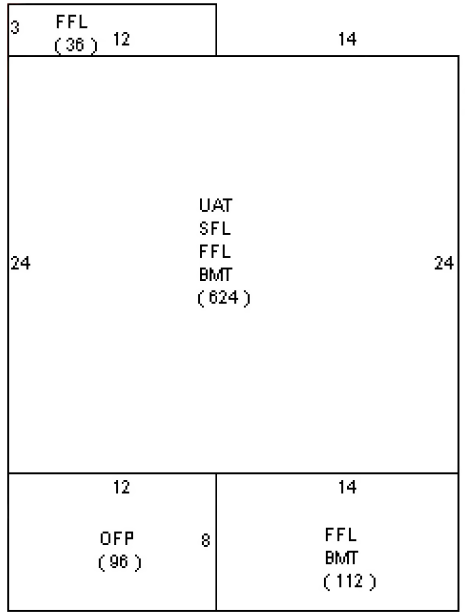
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

SKETCH



Sum Area By Label :
FFL = 772
BMT = 736
UAT = 624
SFL = 624
OFP = 96

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	182.05
Special Features:	0	Val/Su Net:	121.77
Final Total:	290300	Val/Su SzAd	207.95

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	772	182.050	140,544
BMT	Basement	736	64.860	47,734
SFL	Second Floor	624	182.050	113,600
UAT	Upper Attic	156	100.130	15,620
OFP	Open Porch	96	33.650	3,230

Net Sketched Area:	2,384	Total:	320,728
Size Ad	1396	Gross Area	2852	FinArea	1658
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25		
UAT	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

143.0-0003-0002.0

IMAGE

AssessPro Patriot Properties, Inc